



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: March 21, 2022

To: Richard Conescu, Chair, & Members, Zoning Board of Adjustment

From: Robert Price, Planning & Zoning Administrator

Subject: **Bernard Boucher Revocable Trust (petitioner/owner)** – Variances under section 3.02.A to allow three lots to be created (requiring subdivision approval from the Planning Board) with frontages of 145.52, 150.02, and 150.03 feet respectively whereas 250 feet is required, and contiguous upland areas of 81,328, 59,000, and 33,767 square feet respectively whereas 100,000 square feet is required. The parcel is located at 69 Bean Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. Tax Map 6B, Lot 141. Case # ZBA 2022-08.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background & Project Description

Map 6B, Lot 141 is located at 69 Bean Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. The subject property is 20.56 acres, and serviced by public water (Merrimack Village District) and private septic. The lot contains an existing single-family residence and is abutted by residential uses. The lot is bisected by Baboosic Brook.

The petitioner seeks a total of six (6) Variances under section 3.02.A to allow three lots to be created (requiring subdivision approval from the Planning Board) with frontages of 145.52, 150.02, and 150.03 feet respectively whereas 250 feet is required, and contiguous upland areas of 81,328, 59,000, and 33,767 square feet respectively whereas 100,000 square feet is required.

Standard of Review

It is the burden of the petitioner to demonstrate that the five criteria for the granting of Variances under section 3.02.A to allow three lots to be created (requiring subdivision approval from the Planning Board) with frontages of 145.52, 150.02, and 150.03 feet respectively whereas 250 feet is required, and contiguous upland areas of 81,328, 59,000, and 33,767 square feet respectively whereas 100,000 square feet is required, are met.

Should the Board find that the petition meets the variance criteria; staff recommends that any approval be conditioned upon the following:

- 1) The petitioner shall obtain approval from the Planning Board for the proposed subdivision.

Ec: Bernard Boucher (Petitioner/Owner)
Matt Peterson, Keach-Nordstrom Associates, Inc.
Building Department Staff
John Manuele, Fire Department
Cc: Zoning Board File